

REGULAR SESSION MEETING MINUTES
ECONOMIC DEVELOPMENT COMMITTEE MEETING

Wednesday, December 14, 2016

EDC Chairman Joseph Lauria called the meeting to order at 6:09 pm in room 14 at the Town Hall in the presence of:

Voting Members: William Bellavance, David Ferreira, Peter Beal, Richard Wallner, Sean Delaney, and Michael Prisco,

Missing:

Associate Members: Tom Ollila, Chris Hayden, Jeff Yull and Pat Lee

Non-Members: Danielle McKnight – Town Planner, Michael Gilleberto, , and Francis DeCoste – TRA

Chairman Joseph Lauria opened the meeting at 6:09 pm.

Mr. Lauria stated that the EDC members were here this evening to complete the evaluations of the five (5) proposals we received for the property at 104 Lowell Road.

Mr. Gilleberto provided a brief overview on the process for evaluating and made it clear that based on TRA's form submitted to the Committee last week, a proposer has to be "Advantageous" in all four (4) categories to be considered "Advantageous".

Mr. Lauria asked if there was any member that wanted to start the process?

- 1.) Mr. Delaney started with making a motion to consider Pulte Homes Scenario One for \$30,000,000 for 450 age-restricted units for 55 years of age or older, seconded by David Ferreira,

Mr. Prisco found the overall proposal "Advantageous"
Mr. Bellavance found the overall proposal "Advantageous"
Mr. Delaney found the overall proposal "Advantageous"
Mr. Beal found the overall proposal "Advantageous"
Mr. Wallner found the overall proposal "Advantageous"
Mr. Ferreira found the overall proposal "Advantageous"
Mr. Lauria found the overall proposal "Advantageous"

The committee unanimously agreed Pulte Homes of New England proposal – scenario one to be "Advantageous".

- 2.) Mr. Delaney made a motion to consider Pulte Homes Scenario Two for \$18,200,000 for 450 smart growth overlay 40R residential units (20% affordable), seconded by David Ferreira,

Mr. Prisco found the overall proposal "Unacceptable"
Mr. Bellavance found the overall proposal "Unacceptable"
Mr. Delaney found the overall proposal "Unacceptable"
Mr. Beal found the overall proposal "Unacceptable"
Mr. Wallner found the overall proposal "Unacceptable"
Mr. Ferreira found the overall proposal "Unacceptable"
Mr. Lauria found the overall proposal "Unacceptable"

The committee unanimously agreed Pulte Homes of New England proposal – scenario two to be "Unacceptable".

It was stated by Mr. Hayden that a significant reason for this was because a 40R development without a public transportation options would not be accepted by the State, so in effect, this proposal was disqualified.

- 3.) Mr. Delaney made a motion to consider Fore Kicks proposal of \$2,500,000 for an indoor/outdoor sports complex, seconded by David Ferreira,

Mr. Prisco found the overall proposal "Unacceptable"
Mr. Bellavance found the overall proposal "Advantageous"
Mr. Delaney found the overall proposal "Unacceptable"
Mr. Beal found the overall proposal "Unacceptable"
Mr. Wallner found the overall proposal "Unacceptable"
Mr. Ferreira found the overall proposal "Unacceptable"
Mr. Lauria found the overall proposal "Unacceptable"

The committee voted the Fore Kicks proposal; six (6) "Unacceptable", one (1) "Advantageous".

- 4.) Mr. Delaney made a motion to consider Garden Homes for \$14,400,000 for 480 market rate housing units, seconded by David Ferreira,

Mr. Prisco found the overall proposal "Unacceptable"
Mr. Bellavance found the overall proposal "Unacceptable"
Mr. Delaney found the overall proposal "Unacceptable"
Mr. Beal found the overall proposal "Unacceptable"
Mr. Wallner found the overall proposal "Unacceptable"
Mr. Ferreira found the overall proposal "Unacceptable"
Mr. Lauria found the overall proposal "Unacceptable"

The committee unanimously agreed Garden Homes proposal to be "Unacceptable"

- 5.) Mr. Delaney made a motion to consider Symes proposal for \$5,000,000 for 140 market rate housing units, seconded by David Ferreira,

Mr. Prisco found the overall proposal "Unacceptable"

Mr. Bellavance found the overall proposal "Unacceptable"

Mr. Delaney found the overall proposal "Unacceptable"

Mr. Beal found the overall proposal "Unacceptable"

Mr. Wallner found the overall proposal "Unacceptable"

Mr. Ferreira found the overall proposal "Unacceptable"

Mr. Lauria found the overall proposal "Unacceptable"

The committee unanimously agreed Symes proposal to be "Unacceptable"

- 6.) Mr. Delaney moved that the EDC recommend Pulte Homes Scenario One for \$30,000,000 for 450 age-restricted units for 55 years of age or older as the choice to be recommended to the Board of Selectman (BOS) and Community Planning Commission (CPC) at a joint meeting on January 3, 2017, seconded by David Ferreira,

Mr. Prisco AYE

Mr. Bellavance NO

Mr. Delaney AYE

Mr. Beal AYE

Mr. Wallner AYE

Mr. Ferreira AYE

Mr. Lauria AYE

The committee voted six (6) members in favor, one (1) member not in favor.

- 7.) Mr. Bellavance felt the Fore-Kicks option has a greater economic impact long term. It would potentially lead towards a hotel on Lot 2
- 8.) Mr. Delaney felt the cash offer made by Pulte Homes made the decision very easy and hard to pass up. A cash offer removes a major contingency from the process. This sizeable cash sale would also give us the option to invest it into a solution for our issues with the lack of senior housing and assisted living housing. Also, the annual real estate tax revenue from this proposal is significantly greater than that from any other proposal the committee received.
- 9.) Mr. Beal stated that the Town has a need to provide a long-term option for seniors to stay in town. This allows to finally funding a viable option.
- 10.) Mr. Lauria stated that he was in favor because having cash available would allow us to invest in economic development and solutions that create jobs and make investments to improve route 28.

- 11.) Mr. Beal stated that most of the jobs that would have been created at Fore Kicks would have been more part-time, not full-time so it would be hard to say that option would create long-term career opportunities.
- 12.) Mr. Wallner asked about the 40R restriction and how it could impact our ability to ever consider Scenario 2 due to State restrictions around the lack of transportation availability. We should get qualified input from Danielle that explains the reality before the selectman meeting on January 3rd. We are going to need 40R at some point but it just doesn't have to be this property.
- 13.) Mr. Wallner also reminded the EDC members about the work our Town Planner and CPC has already made in planning out a new downtown via the MAPC and how at Town Meeting we voted in zoning changes and approved funds to create a workable and feasible sewage package plant options for commercial properties along route 62 and 28.
- 14.) Mr. Hayden stated that by 2030 the federal system would see the 450 units so we would have plenty of time to lay out a plan to satisfy this requirement.
- 15.) Mr. DeCoste explained what happens when you enact a 40R vs. 40B.
- 16.) Mr. Hayden suggested that the EDC put a formal request into the BOS requesting they put a significant amount of the cash from the sale of 104 Lowell Road away to fund future investments to install sewage on Concord Street. Mr. Gilleberto agreed that a written report would be advisable, and stated that there could also be a report of the minority.
- 17.) Mr. Prisco stated upcoming dates for the EDC:
 - a. Next EDC meeting January at 6:30pm to vote on a Report to BOS/CPC
 - b. Next EDC meeting January 3rd at 7:00pm attend Joint BOS/CPC meeting.

ADJOURNMENT

Mr. Delaney motioned to adjourn the meeting

Seconded by: Mr. Prisco

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| Voted by: | Mr. Ferriera | AYE |
| | Mr. Prisco | AYE |
| | Mr. Bellavance | AYE |
| | Mr. Beal | AYE |
| | Mr. Wallner | AYE |
| | Mr. Delaney | AYE |
| | Mr. Lauria | AYE |

UNANIMOUS (7-0-0)

ADJOURN 7:35 pm

1/3/2017

DATE

A handwritten signature in black ink, appearing to read 'M. Prisco', written over a blue horizontal line.

MICHAEL PRISCO, CLERK